

WHEN RECORDED RETURN TO:

THOMAS RESTAURANT ENTERPRISES, LLC
Attention: Mr. John Cope
355 South Grand Avenue, Suite 4500
Los Angeles, California 90071

E 1393339 B 2266 P 805
JAMES ASHAUER, DAVIS CNTY RECORDER
1998 APR 1 12:42 PM FEE 12.00 DEP JB
REC'D FOR EQUITY TITLE AGENCY

THIS SPACE FOR RECORDER'S USE ONLY

SPECIAL WARRANTY DEED

CARL KARCHER ENTERPRISES, INC., a California corporation, Grantor, hereby conveys and warrants against the acts of Grantor only to THOMAS RESTAURANT ENTERPRISES, LLC, a California limited liability company, for the sum of ten dollars and other good and valuable consideration, the following described property in Davis County, State of Utah, to wit:

that certain restaurant building and attached drive-through facility ("Building"), which Building is located on the real property described (for identification only) as: all of Lot 3A, Layton Market Center Subdivision 2nd Amended, according to the official plat thereof, on file and of record in the office of the Davis County Recorder,

subject to covenants, conditions and restrictions of record, that certain Ground Lease, dated July 7, 1997, and the rights of Landlord therein, and that certain Sublease, dated Feb - 6, 1998, and the rights of Sublessor therein.

In witness whereof, Grantor has executed this Special Warranty Deed on Jan 20, 1998.

CARL KARCHER ENTERPRISES, INC.,
a California corporation

By: _____

Robert A. Wilson

ROBERT A. WILSON
SENIOR VICE PRESIDENT
GENERAL COUNSEL

[attach acknowledgment]

STATE OF CALIFORNIA)
) ss.
COUNTY OF ORANGE)

E 1393339 B 2266 P 806

On January 20, 1998, before me, the undersigned Notary Public, personally appeared **ROBERT A. WILSON**, personally known to me [or proved to me on the basis of satisfactory evidence] to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Sharon Calahan



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